

BK 6425PG062

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00182546

TRANSFER
TAX
PAID

WARRANTY DEED

006444

KNOW ALL MEN BY THESE PRESENTS:

THAT: Charles E. Woodward and Janice L. Woodward, husband and wife
10 ~~Countryside~~ ^{Country Way}, Waterville, ME 04901
hereinafter called "Grantor"
in consideration of one dollar and other valuable consideration

Paid by: Scott D. Morgan and Margaret H. Morgan as joint tenants
whose mailing address is P.O. Box 1836 Waterville, ME 04903-1836

hereinafter called "Grantee"
the receipt of which is hereby acknowledged, does hereby GIVE,
GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, its heirs,
successors and assigns forever

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

Subject to easements and restrictive covenants of record, if any.

TO HAVE AND TO HOLD the aforesaid granted and bargained premises with
all privileges and appurtenances to said grantee's heirs, successors and
assigns, to Grantee's heirs, successors and assigns, to Grantee's and their
use and behalf forever.
And Grantor does COVENANT with the said Grantee's heirs, successors and
assigns, the Grantor is lawfully seized in fee of the premises, that they are
free of all encumbrances; that grantor has good right to sell and convey the
same to the said Grantee to hold as aforesaid and that Grantor will WARRANT
and DEFEND the same to the said Grantee, Grantee's heirs and
successors and assigns forever, against the lawful claims and demands of all
persons.

The designation "Grantor" and "Grantee" as used herein shall include said
parties, their heirs, successors and assigns, and shall include singular,
plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the said Grantor, relinquishing and conveying all
rights by descent and all other rights in the above described premises has
hereunto set Grantor's hand and seal this 14th day of March,
in the year of our Lord two thousand and one.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Charles E. Woodward
Janice L. Woodward

STATE OF Maine
COUNTY OF Kennebec

WITNESS:

Ann Harding
Ann Harding



Personally appeared the above named;
Charles E. Woodward and Janice L. Woodward, husband and wife
and acknowledged the above instrument to be their free act and deed.

BEFORE ME,

Norman A. Vachon
Justice of the Peace
Notary Public

Florence A. Vachon
Attorney At Law
My Commission Expires May 4, 2002

This deed was prepared by William Howard Boyles, Attorney At Law
When recorded, please mail this deed and tax statements to:

66-16

EXHIBIT A

A certain lot or parcel of land on the easterly side of Country Way Road in Waterville, Kennebec County, and State of Maine, bounded and described as follows, to wit:

Being Homesite 5 of a plan of Country Way, a development for John E. Nale dated November 17, 1986 and approved by the City of Waterville Planning Board on November 17, 1986, said homesite being bounded and described as follows, to wit:

Beginning at a steel pin on the easterly side of Country Way Road, said pin being a distance of one hundred forty and one tenth (140.1) feet, from the point of beginning of Homesite 4; thence northerly and along the outside curve of Country Way Road, a distance of one hundred forty and one tenth (140.1) feet, to a steel pin; thence easterly S 68° 46' E, a distance of four hundred forty-six and two tenths (446.2) feet, to an iron pipe; thence southerly S 3° 49' W, a distance of three hundred seventy-two (372.0) feet, to two iron rods in a boulder; thence N 84° 29' W, two hundred (200.0) feet, to a steel pin; thence northerly N 28° 1' W, a distance of four hundred forty-six and six tenths (446.6) feet, to the point of beginning.

Subject to the protective covenants as delineated in "Country Way, a development for John E. Nale", dated November 17, 1986 and recorded in the Kennebec County Registry of Deeds, File No. D87002.

For source of title, reference may be had to deed from Paul A. Dustin and Jennifer B. Dustin to Charles E. Woodward and Janice L. Woodward dated August 19, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4751 at Page 122.

RECEIVED KENNEBEC SS.

2001 MAR 19 AM 9:00

ATTEST: *Norma Ruth Mann*
REGISTER OF DEEDS